

Balance Sheet

Thursday, October 31, 2013

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Invest 1005 925 E 8th Ave.		\$25,334.23	
	Total Operating Cash & Invest		\$25,334.23
Reserves Cash & Invest 1021 Reserve - Citywide		\$17,998.49	
	Total Reserves Cash & Invest		\$17,998.49
	TOTAL ASSETS		<u>\$43,332.72</u>

EQUITY

Current Year Earnings Current Year Earnings - Unrestricted		\$2,972.64	
	Total Current Year Earnings		\$2,972.64
Members Equity 3015 Working Capital		\$14,122.02	
3030 Retained Earnings		\$21,408.93	
	Total Members Equity		\$35,530.95
Restricted Equity Current Year Earnings - Restricted		\$4,829.13	
	Total Restricted Equity		\$4,829.13
	TOTAL EQUITY		<u>\$43,332.72</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$43,332.72</u>

Unexpended Budget Report

Thursday, October 31, 2013

925 E. 8th Ave. 2013 Operating Budget

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	7,641.93	6,552.00	1,089.93	67,706.52	65,520.00	2,186.52	78,624.00	10,917.48
4030 Laundry Income	0.00	145.83	(145.83)	1,376.34	1,458.33	(81.99)	1,750.00	373.66
4040 Late Fee Income	101.00	41.67	59.33	849.92	416.67	433.25	500.00	(349.92)
4042 Delinquency	0.00	(131.04)	131.04	0.00	(1,310.40)	1,310.40	(1,572.48)	(1,572.48)
4105 Move In/Out Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
4250 NSF Fee	0.00	0.00	0.00	28.00	0.00	28.00	0.00	(28.00)
4300 Legal Fee Income	611.00	0.00	611.00	2,537.15	0.00	2,537.15	0.00	(2,537.15)
4350 Parking Fee	233.07	210.00	23.07	2,153.41	2,100.00	53.41	2,520.00	366.59
4400 Miscellaneous Income	0.00	0.00	0.00	175.00	0.00	175.00	0.00	(175.00)
Total Revenues	8,687.00	6,818.46	1,868.54	74,926.34	68,184.60	6,741.74	81,821.52	6,895.18
TOTAL INCOME	8,687.00	6,818.46	1,868.54	74,926.34	68,184.60	6,741.74	81,821.52	6,895.18
EXPENSES								
Administration								
5010 Management Fee	750.00	725.00	25.00	7,500.00	7,250.00	250.00	8,700.00	1,200.00
5025 Audit	0.00	175.00	(175.00)	1,830.00	1,750.00	80.00	2,100.00	270.00
5048 Insurance	0.00	416.66	(416.66)	7,857.50	4,166.67	3,690.83	5,000.00	(2,857.50)
5050 Legal Services	400.00	208.33	191.67	3,015.14	2,083.33	931.81	2,500.00	(515.14)
5098 Other Admin Expense	59.53	75.00	(15.47)	798.22	750.00	48.22	900.00	101.78
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	208.33	(208.33)	250.00	250.00
5306 Utilities	725.57	1,333.33	(607.76)	8,132.67	13,333.33	(5,200.66)	16,000.00	7,867.33
5411 Property Maintenance	0.00	833.33	(833.33)	3,678.05	8,333.33	(4,655.28)	10,000.00	6,321.95
5415 Landscaping Maintenance	303.75	125.00	178.75	1,803.50	1,250.00	553.50	1,500.00	(303.50)
Total Administration	2,238.85	3,912.48	(1,673.63)	34,615.08	39,124.99	(4,509.91)	46,950.00	12,334.92
Utilities								
5312 Telephone	103.97	100.00	3.97	1,011.19	1,000.00	11.19	1,200.00	188.81
5316 Trash Collection	449.93	275.00	174.93	4,429.55	2,750.00	1,679.55	3,300.00	(1,129.55)
5320 Water & Sewer	614.19	341.66	272.53	5,189.10	3,416.67	1,772.43	4,100.00	(1,089.10)
Total Utilities	1,168.09	716.66	451.43	10,629.84	7,166.67	3,463.17	8,600.00	(2,029.84)
Grounds								

Unexpended Budget Report

Thursday, October 31, 2013

925 E. 8th Ave. 2013 Operating Budget (Continued)

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Grounds (Continued)								
5430 Snow Removal	0.00	250.00	(250.00)	3,899.75	2,500.00	1,399.75	3,000.00	(899.75)
5460 Exterminating	0.00	16.66	(16.66)	0.00	166.67	(166.67)	200.00	200.00
Total Grounds	0.00	266.66	(266.66)	3,899.75	2,666.67	1,233.08	3,200.00	(699.75)
Buildings								
5610 Building Maintenance	30.00	208.33	(178.33)	1,201.30	2,083.33	(882.03)	2,500.00	1,298.70
5620 Plumbing	387.00	83.33	303.67	5,424.09	833.33	4,590.76	1,000.00	(4,424.09)
5645 Elevators	203.44	208.33	(4.89)	2,214.40	2,083.33	131.07	2,500.00	285.60
5650 Roof Maintenance	0.00	83.33	(83.33)	379.24	833.33	(454.09)	1,000.00	620.76
5665 Cleaning/Janitorial	400.00	416.66	(16.66)	4,000.00	4,166.67	(166.67)	5,000.00	1,000.00
Total Buildings	1,020.44	999.98	20.46	13,219.03	9,999.99	3,219.04	12,000.00	(1,219.03)
Reserve Transfers								
6100 Transfer to Reserves	959.00	958.33	0.67	9,590.00	9,583.33	6.67	11,500.00	1,910.00
Total Reserve Transfers	959.00	958.33	0.67	9,590.00	9,583.33	6.67	11,500.00	1,910.00
Replacement Fund Activity								
Reserves Expenditures								
6570 Water Loss	0.00	0.00	0.00	4,773.89	0.00	4,773.89	0.00	(4,773.89)
Total Reserves Expenditures	0.00	0.00	0.00	4,773.89	0.00	4,773.89	0.00	(4,773.89)
6101 Reserve Income	(959.00)	0.00	(959.00)	(9,590.00)	0.00	(9,590.00)	0.00	9,590.00
6480 Reserves Interest	(1.52)	0.00	(1.52)	(13.02)	0.00	(13.02)	0.00	13.02
Total Replacement Fund Activity	(960.52)	0.00	(960.52)	(4,829.13)	0.00	(4,829.13)	0.00	4,829.13
TOTAL EXPENSES	4,425.86	6,854.11	(2,428.25)	67,124.57	68,541.65	(1,417.08)	82,250.00	15,125.43
NET INCOME (LOSS)	4,261.14	(35.65)	4,296.79	7,801.77	(357.05)	8,158.82	(428.48)	
UNEXPENDED (OVER EXPENDED)								(8,230.25)